172.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	585,800 / 585,800
					USE VALUE:	585,800 / 585,800
					ASSESSED:	585,800 / 585,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAW PAUL T & JOAN F
Owner 2:	
Owner 3:	
Street 1:	37 INVERNESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,220 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Clapboard Exterior and 1355 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3220.000	221,400	2,800	361,600	585,800
Total Card	0.074	221,400	2,800	361,600	585,800
Total Parcel	0.074	221,400	2,800	361,600	585,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.26 | /Parcel: 432.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	113978
GIS Ref	
GIS Ref	
Insp Date	10/12/18

!13315!

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,500	2800	3,220.	361,600	585,900	585,900	Year End Roll	12/18/2019
2019	101	FV	187,200	2800	3,220.	356,500	546,500	546,500	Year End Roll	1/3/2019
2018	101	FV	187,200	2800	3,220.	273,800	463,800	463,800	Year End Roll	12/20/2017
2017	101	FV	187,200	2800	3,220.	258,300	448,300	448,300	Year End Roll	1/3/2017
2016	101	FV	187,200	2800	3,220.	237,600	427,600	427,600	Year End	1/4/2016
2015	101	FV	176,500	2800	3,220.	222,100	401,400	401,400	Year End Roll	12/11/2014
2014	101	FV	176,500	2800	3,220.	204,600	383,900	383,900	Year End Roll	12/16/2013
2013	101	FV	176,500	2800	3,220.	204,600	383,900	383,900		12/13/2012

PRINT

Date	Time
12/11/20	03:17:35

LAST REV

Date	Time
08/13/19	09:46:11
apro	
13315	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9902-271		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	113978
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/1999	160	Alterati	13,000					8X12 DINING RM ADD

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Measured	197	PATRIOT
5/13/2000	Inspected	197	PATRIOT
12/9/1999	Measured	256	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3220		Sq. Ft.	Site		0	70.	1.60	6									361,620						361,600	

Total AC/HA: 0.07392 | Total SF/SM: 3220 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 361,620 | Spl Credit | Total: 361,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000002
Adj $ / SQ:	165.375
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320828
Depreciation:	99457
Depreciated Total:	221371

COMMENTS

REAR DORMER HST NO HEAT MINOR FIN
BMT=NV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

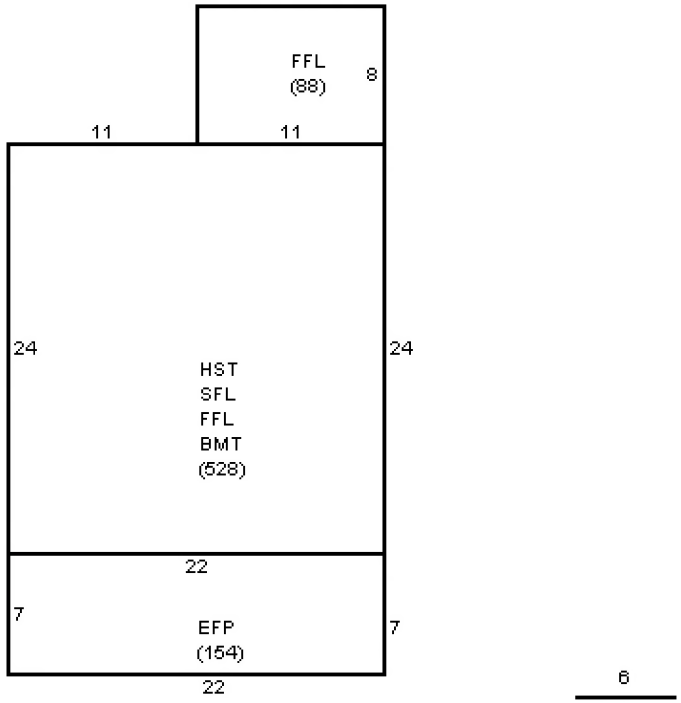
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	105.93
Final Total:	221400	Val/Su SzAd	157.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	616	165.380	101,871
BMT	Basement	528	49.610	26,195
SFL	Second Floor	528	165.380	87,318
HST	Half Story	264	152.150	40,166
EFP	Enclos Porch	154	44.010	6,777
	Net Sketched Area:	2,090	Total:	262,327
Size Ad	1408	Gross Are	2354	FinArea 1355

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	F	AV	1950	26.00	T	40	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800